

LAGOON POINT NO. 4  
REPLAT OF POR. BLK. 11 & POR. BLK. 13 LAGOON POINT  
SECTION 19, TWP. 30 N., RGE. 2 E., W.M.  
ISLAND COUNTY, WASHINGTON

DESCRIPTION

This plat of LAGOON POINT NO. 4 is a replat of portions of Blocks 11 and 13 in the plat of Lagoon Point, an Addition to Island County, Washington, recorded in Volume 4 of plats on pages 45 through 50 in records of Island County, Washington, more particularly described as follows:

Commencing at the north quarter corner of Section 19, Township 30 North, Range 2 East of W.M.; thence S 0° 08' 20" E along the north-south centerline of said section 2706.32 feet to intersect the east-west centerline of said section; thence S 87° 17' 30" W along said east-west centerline 1016.08 feet; thence N 5° 37' 40" E 30.32 feet to the Point of Beginning; thence continuing N 5° 37' 40" E 1470.46 feet; thence N 1° 46' 13" W 871.05 feet; thence N 87° 30' 00" W 476.90 feet to the northeast corner of Lot 36 on the easterly boundary of the plat of Lagoon Point No. 3, recorded in Volume 11 of Plats on pages 32 and 33 in records of said county; thence in a general southerly direction along said easterly plat boundary by the following courses and distances: S 9° 56' 51" W 194.92 feet to intersect the arc of a curve at a point from which the center lies S 9° 56' 51" W 50.00 feet; easterly and southerly along said curve to the right through a central angle of 119° 32' 02" on arc distance of 104.31 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 25.00 feet; southerly along said curve through a central angle of 48° 11' 23" on arc distance of 21.03 feet to a point of tangency; S 8° 42' 30" E 268.51 feet to the beginning of a curve to the right with a radius of 855.00 feet; southerly along said curve through a central angle of 14° 30' 00" on arc distance of 216.38 feet to a point of tangency; S 5° 47' 30" W 454.70 feet to the beginning of a curve to the right with a radius of 1225.00 feet; southerly along said curve through a central angle of 9° 30' 00" on arc distance of 675.00 feet; southerly along said curve through a central angle of 18° 00' 00" on arc distance of 212.06 feet to a point of tangency; S 2° 42' 30" E 320.82 feet to the beginning of a curve to the left with a radius of 75.00 feet; southerly along said curve through a central angle of 28° 57' 18" on arc distance of 37.90 feet to a point of reverse curvature and the beginning of a curve to the right with a radius of 63.17 feet to a point of reverse curvature and the beginning of a curve to the left with a radius of 25.00 feet; and southerly along said curve through a central angle of 90° 00' 00" on arc distance of 39.27 feet to a point of tangency on the northerly margin of Salmon Street; thence N 87° 17' 30" E along said northerly road margin 440.00 feet to the Point of Beginning.

RESTRICTIONS

All lots, tracts or parcels of land embraced in this plat are subject to and shall be sold only under the following reservations: No permanent structure or building shall be constructed on any lot, tract or parcel of this plat closer than 30.00 feet to the margin of any street or never than 15 feet to any side street line, if any. No lot, tract or portion of a lot, tract or parcel of this plat shall be divided and sold or resold or ownership changed or transferred whereby the ownership of any portion of this plat shall be less than 7500 sq. ft. or less than 60 ft. in width at the building line. Construction on any lot shall require a building and sewage disposal permit prior to commencement of work. All lots shall be restricted as follows: Buyers shall complete all exterior work on buildings within 6 months of date of start of construction. Exterior completion is hereby defined as final application of permanent exterior siding or surface, pointed or treated as appropriate to material used. All buildings erected shall be first submitted in plan and sketch form to architectural committee for approval, committee as designated by grantor. No septic tank drainfield shall be constructed closer than 50 feet to the top of fill line as it exists. All structures shall be constructed within the area between the drainfield setback line and the top of fill line as shown. Lot owners shall be prohibited from blocking, diverting or restricting any natural or constructed drainage course following original reasonable grading of roads and ways thereon. Additional Restrictive Covenants filed under Auditor's File No. 26473, volume 324, pages 734-744.

LAND SURVEYOR'S CERTIFICATE

I hereby certify that this plat of LAGOON POINT NO. 4 is based upon an actual survey and subdivision of Section 19, Township 30 North, Range 2 East, W.M.; that the courses, distances and angles are shown correctly thereon and that the monuments and lot corners will be set on the ground as construction is completed.

Barthelme Street  
Dorrell D. Ford - Professional Land Surveyor  
Certificate No. 12943

APPROVALS

Examined and approved in accordance with R.C.W. 58 17 160 (1) this 11<sup>th</sup> day of July, 1975.  
Island County Engineer

I, RUTH E. ZYLSTRA, Treasurer of Island County, Washington, do hereby certify that all taxes on the above described property are paid, up to and including the year 1976.

Island County Treasurer

Approved by the Board of County Commissioners this 14<sup>th</sup> day of July, 1975.  
Approved by the County Planning Director this 11<sup>th</sup> day of July, 1975.

Planning Director  
Attest  
Auditor

CERTIFICATE OF TITLE

Recorded July 14, 1975, File No. 26473, volume 324, pages 734-744, Island County, Washington.

RECORDING CERTIFICATE # 26473

Filed for record at the request of LAGOON POINT ASSOCIATES on this 11<sup>th</sup> day of July, 1975, at 57 minutes past 12 P.M., and recorded in volume 324 of Plats on pages 263 and 264, records of Island County, Washington.

Island County Auditor

Kegel & Assoc. Linnwood, Wa.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that we the undersigned, owners in fee simple of the land hereby platted decide this plat and dedicate to the use of the public forever all streets, avenues, places and sewer easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes; also the right to make all necessary slopes for cuts and fills upon the lots, blocks, tracts etc. shown on this plat in the original reasonable grading of all streets, avenues, places etc. shown herein. Also the right to drain all streets over and across those lots where water might take a natural course after the street or streets are graded. Those lots as shown subject to an easement five (5) feet in width, parallel with and adjacent to those alternate lot lines, for purposes of drainage and utilities, shall be prohibited from being blocked or diverted. Said easements shall be maintained and open and be the responsibility of the individual lot owners or corporation of lot owners. All erosion due to tidal or wave action shall be restored to the condition existing when the final plat was approved prior to construction of shore protection improvements. We also waive claims for damages against Island County which may be occasioned to the adjacent land within the plat by the established construction, drainage and maintenance of said roads, and construction of shore protection devices. IN WITNESS WHEREOF we have set our hands and seals.

WM. JOSLIN  
DOM SPANO  
BENJAMIN B. MABUS  
DORIS E. ENGLISH - Individually  
VIOLET R. JOSLIN  
MARY P. SPANO  
CYNTHIA F. MABUS  
DORIS E. ENGLISH - Executrix for Gaylord E. English

ACKNOWLEDGMENTS

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO ss  
This is to certify that on this 3<sup>rd</sup> day of January, 1975, before me, the undersigned, a Notary Public, personally appeared WM. P. JOSLIN and VIOLET R. JOSLIN, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.  
WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON  
COUNTY OF KING ss  
This is to certify that on this 3<sup>rd</sup> day of Feb., 1975, before me, the undersigned, a Notary Public, personally appeared DOM SPANO and MARY P. SPANO, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.  
WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON  
COUNTY OF KING ss  
This is to certify that on this 11<sup>th</sup> day of February, 1975, before me, the undersigned, a Notary Public, personally appeared BENJAMIN B. MABUS and CYNTHIA F. MABUS, his wife, to me known to be the individuals who executed the within dedication, and acknowledged to me that they signed and sealed the same as their voluntary act and deed for the uses and purposes therein mentioned.  
WITNESS my hand and official seal the day and year first above written.

STATE OF WASHINGTON  
COUNTY OF KING ss  
This is to certify that on this 11<sup>th</sup> day of February, 1975, before me, the undersigned, a Notary Public, personally appeared DORIS E. ENGLISH, to me known to be the individual who executed the within dedication, and acknowledged to me that she signed and sealed the same as her voluntary act and deed for the uses and purposes therein mentioned.  
WITNESS my hand and official seal the day and year first above written.

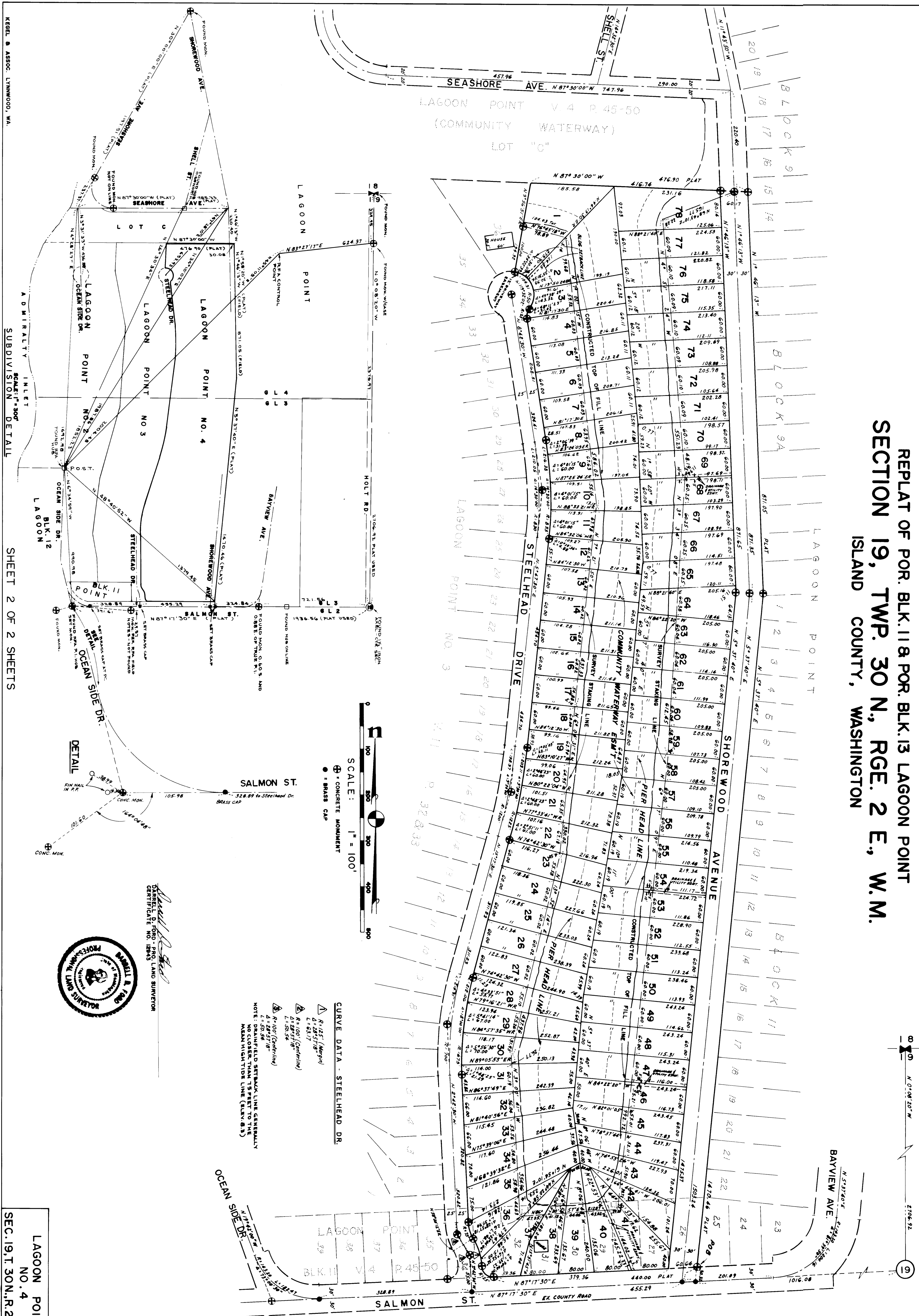
Notary Public in and for the State of Washington  
Residing at Seattle



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KEGEL & ASSOC. LYNNWOOD, WA.